



OSBORNE STREET, COLCHESTER, CO2
GUIDE PRICE £200,000





CLIVE EMSON AUCTIONEERS - This established mid-terrace building is situated in Colchester City Centre and ideally placed for access to High Street shopping, bars, restaurants, recreational facilities and transportation links including both the bus and railway stations. Comprising three individual elements all held on Freehold Titles they are now in need of improvement and offers great potential for updating or re-configuration. The building consists of a commercial premises on the ground floor which was formerly a taxi rank office with a one-bedroom split level flat above and a separate two-bedroom split level dwelling arranged over ground and first floors.

Viewings going ahead 15th, 17th, 22nd, 24th & 29th April, please contact us to arrange your visit.

GROUND FLOOR COMMERCIAL

Entrance, waiting room, office, back office and kitchenette with rear door to shared courtyard. EPC rating D.

GROUND FLOOR SPLIT LEVEL FLAT

Entrance to rear with access from the shared courtyard, reception hallway, living room/kitchen and

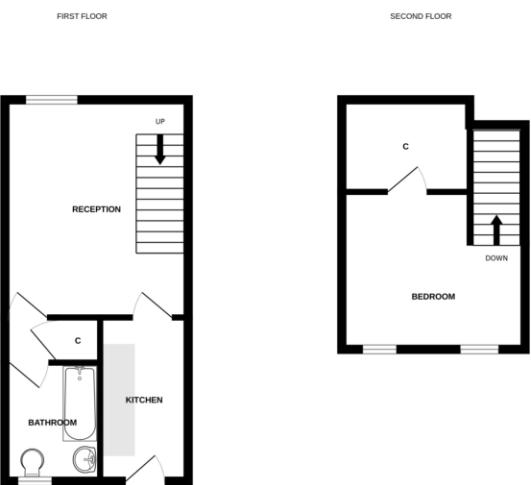
bathroom with W.C. First floor landing and two bedrooms. EPC rating E. Council tax band A.

FIRST FLOOR SPLIT LEVEL FLAT

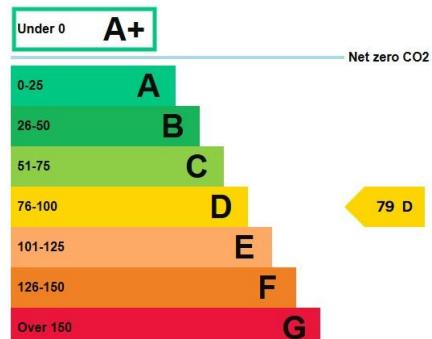
Access via external staircase from the rear shared courtyard, first floor kitchen and living room, attic with bedroom and skylight windows. EPC rating to be confirmed.

OUTSIDE

Shared courtyard to the rear over which there is access for this and other properties together with access to lock-up storage sheds.



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and are not necessarily to scale for any area, assessment or for sale. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. These floor plans are not to be used for planning purposes and no guarantee is given as to their accuracy. Made with Archistar 3D 2025



95 Crouch Street, Colchester,
Essex, CO3 3EZ

www.ezmoveezelet.co.uk
01206 564 700
info@ezelet.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.